

ESSEX COUNTY IMPROVEMENT AUTHORITY  
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING ) TRANSCRIPT OF  
 ) PROCEEDINGS

-----\*

**(Via Telephone Conference)**

27 Wright Way  
Fairfield, New Jersey

Tuesday, January 31, 2023  
Commencing at 4:00 p.m.

M E M B E R S P R E S E N T :

- COMMISSIONER STEVEN H. KLINGHOFFER, CHAIRMAN
- COMMISSIONER RONALD J. BROWN, VICE CHAIRMAN
- COMMISSIONER GERARD M. SPIESBACH, TREASURER
- COMMISSIONER JACQUELINE YUSTEIN **(Absent)**
- COMMISSIONER CLIFFORD ROSS
- COMMISSIONER ANTHONY S. NARDONE

**LYNANN DRAGONE**  
**CERTIFIED COURT REPORTER**  
**54 STIRLING TERRACE**  
**TOTOWA, NEW JERSEY 07512**  
**(973) 519-9562**  
**lynanna220@gmail.com**

## A L S O P R E S E N T :

NIA H. GILL, ESQ. General Counsel  
LUCY SAPINSKI, Director of Operations  
BETSY WILLIAMSON, Administrative Assistant  
STEVEN C. ROTHER, Executive Director  
JOSEPH CALI, Airport Manager

1 CHAIRMAN KLINGHOFFER: Notice was duly  
2 given by regular mail and electronic mail and  
3 facsimile to the Essex County Executive, the Essex  
4 County Clerk, and the Clerk of the Board of County  
5 Commissioners, County Commissioner President  
6 Richardson, the News Editor of The Herald News,  
7 the News Editor of The Star-Ledger and notice ws  
8 posted on the bulletin board in the Office of  
9 Essex County Improvement Authority stating the  
10 time, date, and location of this Regular Meeting.

11 Roll call, please.

12  
13 (Roll call was taken, all Commissioners  
14 present respond in the affirmative)

15  
16 **PUBLIC COMMENTS**

17  
18 CHAIRMAN KLINGHOFFER: Are there any  
19 members of the public present that would like to  
20 comment either on the phone or in person?

21 MS. SAPINSKI: No, there's nobody here.

22 CHAIRMAN KLINGHOFFER: And I hear no one.

23  
24 **ACCEPTANCE OF MINUTES**

25

1 CHAIRMAN KLINGHOFFER: Then we can move  
2 onto Acceptance of Minutes.

3 Would someone like to move to accept the  
4 minutes of December 27th, both the regular board  
5 meeting and the executive session?

6 COMMISSIONER NARDONE: I make a motion to  
7 move the minutes.

8 COMMISSIONER SPIESBACH: I'll second.

9 MS. SAPINSKI: Thank you.  
10

11 (Roll call was taken, all Commissioners  
12 present respond in the affirmative)

13

14 Whereupon, the Board discussed and took  
15 action on the following items:

16

17 **RESOLUTIONS**

18 **ADMINISTRATIVE**

19

20 1. #23-001 Resolution ratifying payment to Lynann  
21 Dragone, Certified Court Reporter for stenographic  
22 transcript of ECIA Regular Board Meeting on December 27,  
23 2022.

24

25 2. #23-002 Resolution ratifying payment of recurring

1 bills (Bill List)

2

3 3. #23-003 Resolution ratifying payment in the amount of  
4 \$43,339.14 to Buchanan, Ingersoll & Rooney, PC for legal  
5 services rendered in connection with occidental  
6 litigation and environmental matter in the month of  
7 December 2022

8

9 4. #23-004 Resolution authorizing payment in the amount  
10 of \$232.00 to Buchanan, Ingersoll & Rooney, PC, for  
11 reimbursement for services rendered by HydroGeoLogic,  
12 Inc.

13

14 CHAIRMAN KLINGHOFFER: Next we have  
15 Administrative Resolutions 1 through 4. Would  
16 someone like to move them?

17 COMMISSIONER ROSS: I'll move it.

18 COMMISSIONER BROWN: I'll second it.

19 MS. SAPINSKI: Thank you.

20

21 (Roll call was taken, all Commissioners  
22 present respond in the affirmative)

23

24 Whereupon, the Board discussed and took  
25 action on the following items:

1           **PARKING FACILITY**

2

3           5. #23-005 Resolution ratifying payment to Arocho

4           Services, LLC in the amount of \$1,965.00 for elevators

5           and stairwells cleaning services in December 2022

6

7           6. #23-006 Resolution authorizing payment to Precision

8           Technology in the amount of \$4,158.00 for parking

9           equipment repairs

10

11          7. #23-007 Resolution authorizing payment to Positive

12          Electric in the amount of \$824.40 for LED sign repairs at

13          the garage

14

15                   CHAIRMAN KLINGHOFFER:    Next we have

16           Facility 5, 6, 7.

17                   Would someone like to move them?

18                   COMMISSIONER ROSS:    Move it.

19                   CHAIRMAN KLINGHOFFER:    Do we have a

20           second?

21                   COMMISSIONER SPIESBACH:    I'll second it.

22                   MS. SAPINSKI:    Commissioner Spiesbach was

23           first.

24                   Thank you.

25

1 (Roll call was taken, all Commissioners  
2 present respond in the affirmative)

3  
4 **AIRPORT**

5  
6 8. #23-008 Resolution authorizing payment to Chiesa,  
7 Shahinian, Giantomasi in the amount of \$2,856.00 for  
8 legal services rendered in connection with Airport

9  
10 9. #23-009 Resolution authorizing payment/reimbursement  
11 to Air Bound Aviation in the amount of \$4,680.44 for  
12 hangar lights replacement

13  
14 10. #23-010 Resolution authorizing payment to Park Place  
15 in the amount of \$5,153.75 for snow removal and salt  
16 spreading

17  
18 11. #23-011 Resolution authorizing payment to Thomas J.  
19 O'Beirne & Co., Inc. in the amount of \$3,628.16 for  
20 plumbing repairs at the Airport

21  
22 12. #23-012 Resolution authorizing payment in the amount  
23 of \$3,651.96 to Air Power for electric repairs at the  
24 Airport

25

1 13. #23-013 Resolution ratifying payment to H2M  
2 Associates Inc. in the amount of \$1,088.56 for  
3 engineering services in connection with the Underground  
4 Storage Tank compliance as per DEP regulations

5  
6 14. #23-014 Resolution authorizing payment to H2M  
7 Associates Inc. in the amount of \$5,224.50 for  
8 engineering services, site remediation at Hanger 1 Area

9  
10 REHABILITATION OF TAXILANES H & 11 AND APRON C PROJECT  
11 (DESIGN)

12  
13 15. #23-015 Resolution authorizing payment to C & S  
14 Engineers, Inc. in the amount of \$20,000.00 for services  
15 rendered in connection with Design of Taxilanes H & 11  
16 and Apron C Project

17  
18 TAXIWAY P & G REHABILITATION PROJECT (CONSTRUCTION)  
19 Project Funded: NJDOT, FAA, AND ECIA/AIRPORT 2019 BOND

20  
21 16. #23-016 Resolution authorizing Change Order #2 &  
22 Final to the Contract with Paving Materials & Contracting  
23 in the credit amount of (\$139,202.01) in connection with  
24 the Taxiway P & G Rehab Project

25



1 17. #23-017 Resolution authorizing Pay App#4 to Paving  
2 Materials & Contracting in the amount of \$108,476.31 for  
3 services rendered in connection with the construction of  
4 the Taxiway P & G Rehab Project

5  
6 18. #23-018 Resolution authorizing Pay App#5 & Final to  
7 Paving Materials & Contracting in the amount of  
8 \$20,210.76 for services rendered in connection with the  
9 construction of the Taxiway P & G Rehab Project

10  
11 19. #23-019 Resolution authorizing payment to C & S  
12 Engineers Inc. in the amount of \$10,929.50 for services  
13 rendered in connection with the CO/CA of the Taxiway P &  
14 G Rehab Project

15  
16 CHAIRMAN KLINGHOFFER: We next have  
17 Airport Resolutions 8 through 19. Would someone  
18 like to move them?

19 COMMISSIONER BROWN: I'll move it.

20 COMMISSIONER NARDONE: Second.

21  
22 (Roll call was taken, all Commissioners  
23 present respond in the affirmative)

24  
25 Whereupon, the Board discussed and took

1 action on the following items:

2  
3 **FINANCE**

4  
5 20. #23-020 Resolution authorizing payment of charges and  
6 expenses of the Authority's \$150,000.00 Pooled Government  
7 Loan Program, Series 1986

8  
9 Payment for PGLP Services

10 Galleros-Robinson CPAs, LLP \$2,000.00

11 Program Administrator  
12 January 2023

13 BNY Mellon \$4,000.00  
14 Trustee Fee  
15 1/1/2023 - 3/31/2023

16 Wells Fargo Bank \$4,395.56  
17 Remarketing Fee  
18 10/01/2022 - 12/31/2022

19 ECIA \$7,500.00  
20 2022 Audit Fee

21 CHAIRMAN KLINGHOFFER: We have Finance

22 Resolution number 20.

23 Would someone like to move it?

24 COMMISSIONER ROSS: I'll move it.

25 CHAIRMAN KLINGHOFFER: Is there a second?

COMMISSIONER BROWN: I'll second.

MS. SAPINSKI: Thank you.

1 (Roll call was taken, all Commissioners  
2 present respond in the affirmative)

3  
4 CHAIRMAN KLINGHOFFER: Are there any Late  
5 Starters that I may have missed?

6 MS. SAPINSKI: No.

7  
8 **EXECUTIVE SESSION**

9  
10 CHAIRMAN KLINGHOFFER: Okay. In that  
11 event, Mr. Rother, is there a need to go into  
12 executive session and if so, what would the  
13 rationale be?

14 MR. ROTHER: Yes. The rationale is pending  
15 litigation.

16 CHAIRMAN KLINGHOFFER: Is there a motion  
17 to go into executive session and then to adjourn  
18 out of executive session to complete the entire  
19 meeting?

20 COMMISSIONER NARDONE: I make a motion.

21 COMMISSIONER BROWN: Second.

22 MS. SAPINSKI: Thank you.

23 Commissioner Brown seconded.

24  
25 (Roll call was taken, all Commissioners

1 present respond in the affirmative)

2  
3 CHAIRMAN KLINGHOFFER: In that event,  
4 does everybody have the number to call into for  
5 the executive session?

6  
7 (Whereupon, executive session was held at  
8 4:05 p.m.)

9  
10 (Proceedings concluded)

11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

C E R T I F I C A T E

I, LYNANN DRAGONE, License No. XIO1388, a Certified Court Reporter and Notary Public of the State of New Jersey, certify that the foregoing is a true and accurate transcript of the hearing at the time and the date hereinbefore set forth.

I further certify that I am neither attorney nor Counsel for, nor employed by any of the parties to the action in which this hearing was taken.

I further certify that I am not an employee of anyone employed in this case, nor am I financially interested in this action.

*Lynann Dragone*  
\_\_\_\_\_  
LYNANN DRAGONE, CCR  
Certified Court Reporter